

ARLINGTON, MASSACHUSETTS: Neighborhood Commercial Vacancy Trends

September, 2014

Data: Massachusetts, Middlesex County, September 2014. Licensed by the Town of Arlington from the CoStar Group.

The information in this report is derived from Multiple Listing Systems, as well as information provided by commercial property owners, which is verified and updated by CoStar Group researchers. The Town of Arlington is not

ARLINGTON HEIGHTS												
ALL COMMERCIAL SPACE		2014 ytd:	5 yr average	RETAIL SPACE		2014 ytd:	OFFICE SPACE		2014 ytd:	INDUSTRIAL/ FLEX SPACE		2014 ytd:
Rentable Inventory:	502,821 sf	502,821 sf	Rentable Inventory:	229,779 sf	Rentable Inventory:	54,614 sf	Rentable Inventory:	146,636 sf	Average Asking Rent (NNN):	\$21.12/sf	\$30.19/sf	Average Asking Rent (NNN):
Average Asking Rent (NNN):	\$21.12/sf	\$30.19/sf	Average Asking Rent (NNN):	\$40.11/sf	Average Asking Rent (NNN):	-	Average Asking Rent (NNN):	\$11.95/sf	Vacancy Rate:	3.1%	2.7%	Vacancy Rate:
Vacancy Rate:	3.1%	2.7%	Vacancy Rate:	1.5%	Vacancy Rate:	0%	Vacancy Rate:	8.2%	Vacant Space:	15,346 sf	12,282 sf	Vacant Space:
Vacant Space:	15,346 sf	12,282 sf	Vacant Space:	3,346 sf	Vacant Space:	0 sf	Vacant Space:	12,000 sf	Leasing (1yr):	14,113 sf	7,078 sf	Leasing (1yr):
Leasing (1yr):	14,113 sf	7,078 sf	Leasing (1yr):	9,913 sf	Leasing (1yr):	0 sf	Leasing (1yr):	4,200 sf	Average Turnover Duration:	15.9 months on mkt.	10.9 months on mkt.	Average Turnover Duration:
Average Turnover Duration:	15.9 months on mkt.	10.9 months on mkt.	Average Turnover Duration:	15.9 months on mkt.	Average Turnover Duration:	32.3 months on mkt.	Average Turnover Duration:	4.6 months on mkt.	construction, planned buildings or under renovation buildings. Turnover Duration (Time on Market) is a measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied. Vacant space refers to all space not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant Space can be either available or not available. Vacancy Rate is expressed as a percentage - it identifies the amount of New/Relet/Sublet vacant space divided by the existing RBA (Rentable Building Area). Can be used for buildings or markets.	10.9 months on mkt.	10.9 months on mkt.	Average Turnover Duration:

ARLINGTON CENTER													
ALL COMMERCIAL SPACE		2014 ytd:	5 yr average	RETAIL SPACE		2014 ytd:	OFFICE SPACE		2014 ytd:	INDUSTRIAL/ FLEX SPACE		2014 ytd:	
Rentable Inventory:	853,307 sf	814,305 sf	Rentable Inventory:	379,558 sf	Rentable Inventory:	334,356 sf	Rentable Inventory:	74,290 sf	Average Asking Rent (NNN):	\$27.49/sf	\$23.48/sf	Average Asking Rent (NNN):	Average Asking Rent (NNN):
Average Asking Rent (NNN):	\$27.49/sf	\$23.48/sf	Average Asking Rent (NNN):	\$20.00/sf	Average Asking Rent (NNN):	\$22.14/sf	Average Asking Rent (NNN):	\$12.95/sf	Vacancy Rate:	1.2%	2.5%	Vacancy Rate:	Vacancy Rate:
Vacancy Rate:	1.2%	2.5%	Vacancy Rate:	1.2%	Vacancy Rate:	1.8%	Vacancy Rate:	8.1%	Vacant Space:	10,325 sf	20,550 sf	Vacant Space:	Vacant Space:
Vacant Space:	10,325 sf	20,550 sf	Vacant Space:	4,425 sf	Vacant Space:	5,900 sf	Vacant Space:	6,000 sf	Leasing (1yr):	17,026 sf	10,536 sf	Leasing (1yr):	Leasing (1yr):
Leasing (1yr):	17,026 sf	10,536 sf	Leasing (1yr):	12,108 sf	Leasing (1yr):	4,918 sf	Leasing (1yr):	0 sf	Average Turnover Duration:	18.3 months on mkt.	14.1 months on mkt.	Average Turnover Duration:	4.0 months on mkt.
Average Turnover Duration:	18.3 months on mkt.	14.1 months on mkt.	Average Turnover Duration:	24.3 months on mkt.	Average Turnover Duration:	18.3 months on mkt.	Average Turnover Duration:	4.0 months on mkt.	construction, planned buildings or under renovation buildings. Turnover Duration (Time on Market) is a measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied. Vacant space refers to all space not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant Space can be either available or not available. Vacancy Rate is expressed as a percentage - it identifies the amount of New/Relet/Sublet vacant space divided by the existing RBA (Rentable Building Area). Can be used for buildings or markets.	14.1 months on mkt.	14.1 months on mkt.	Average Turnover Duration:	Average Turnover Duration:

EAST ARLINGTON													
ALL COMMERCIAL SPACE		2014 ytd:	5 yr average	RETAIL SPACE		2014 ytd:	OFFICE SPACE		2014 ytd:	INDUSTRIAL/ FLEX SPACE		2014 ytd:	
Rentable Inventory:	358,199 sf	312,970 sf	Rentable Inventory:	169,862 sf	Rentable Inventory:	90,225 sf	Rentable Inventory:	52,883 sf	Average Asking Rent (NNN):	\$25.07/sf	\$24.30/sf	Average Asking Rent (NNN):	Average Asking Rent (NNN):
Average Asking Rent (NNN):	\$25.07/sf	\$24.30/sf	Average Asking Rent (NNN):	\$25.50/sf	Average Asking Rent (NNN):	-	Average Asking Rent (NNN):	-	Vacancy Rate:	0.2%	3.4%	Vacancy Rate:	Vacancy Rate:
Vacancy Rate:	0.2%	3.4%	Vacancy Rate:	0.2%	Vacancy Rate:	0.3%	Vacancy Rate:	0.0%	Vacant Space:	565 sf	10,514 sf	Vacant Space:	Vacant Space:
Vacant Space:	565 sf	10,514 sf	Vacant Space:	325 sf	Vacant Space:	240 sf	Vacant Space:	0 sf	Leasing (1yr):	2,372 sf	4,249 sf	Leasing (1yr):	Leasing (1yr):
Leasing (1yr):	2,372 sf	4,249 sf	Leasing (1yr):	2,050 sf	Leasing (1yr):	322 sf	Leasing (1yr):	0 sf	Average Turnover Duration:	23.8 months on mkt.	11.7 months on mkt.	Average Turnover Duration:	28.3 months on mkt.
Average Turnover Duration:	23.8 months on mkt.	11.7 months on mkt.	Average Turnover Duration:	19.4 months on mkt.	Average Turnover Duration:	28.3 months on mkt.	Average Turnover Duration:	28.3 months on mkt.	construction, planned buildings or under renovation buildings. Turnover Duration (Time on Market) is a measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied. Vacant space refers to all space not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant Space can be either available or not available. Vacancy Rate is expressed as a percentage - it identifies the amount of New/Relet/Sublet vacant space divided by the existing RBA (Rentable Building Area). Can be used for buildings or markets.	11.7 months on mkt.	11.7 months on mkt.	Average Turnover Duration:	Average Turnover Duration:

Average Turnover Duration:	15.9 months on mkt.	10.9 months on mkt.	Average Turnover Duration:	32.3 months on mkt.	Average Turnover Duration:	4.6 months
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